



# USDA, Rural Development

## 504 Repair and Rehabilitation Loan Program

[www.rurdev.usda.gov/me](http://www.rurdev.usda.gov/me)

### ◆ OBJECTIVE

Provide assistance to elderly and very low income families in making home improvements, repairs, and modernization

### ◆ ELIGIBLE APPLICANTS

Families or individuals who:

- ◆ Own their own land and dwelling and need to make repairs or improvements
- ◆ Have an adjusted annual family income that does not exceed the very low income limit for household size and county where home is located. Income limits are available at Rural Development offices and on the internet at: <http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do>
- ◆ Have an acceptable credit history
- ◆ Cannot obtain needed credit through conventional sources or other assets
- ◆ Are United States citizens or qualified aliens
- ◆ Can show repayment ability for the loan

### ◆ ELIGIBLE PROPERTIES

- ◆ Must be located in rural areas of Maine. Based on population, some areas are restricted. Descriptions and maps are available at Rural Development offices and on the internet at: <http://eligibility.sc.egov.usda.gov/eligibility/WelcomeAction.do>
- ◆ If property is in a flood hazard area, flood insurance will be required for the term of the loan
- ◆ Must be a modest dwelling
- ◆ Cannot contain an in-ground swimming pool

### ◆ LOAN PURPOSES

- ◆ Repair, improve, or modernize single family dwellings
- ◆ Closing costs
- ◆ Appraisal fee, tax service fee and initial escrow deposit, if required

## ◆ RATES & TERMS

- ◆ Interest rate 1%
- ◆ Up to 20 years, depending on repayment ability
- ◆ Real estate mortgage on loans of \$7,500 or more
- ◆ Title search by an attorney and title insurance required on loans of \$7,500 or more
- ◆ Tax escrow required on loans exceeding \$15,000
- ◆ Maximum loan amount \$20,000

## ◆ FEES

- ◆ Appraisal: \$425, if required
- ◆ Tax Service: \$96; on loans exceeding \$15,000

For more information regarding the Section 504 Repair and Rehabilitation Loan Program visit our web site at [www.rurdev.usda.gov/me](http://www.rurdev.usda.gov/me), or contact the Rural Development Area Office serving your county:

### **State Office**

Virginia A. Manuel, State Director  
Dale D. Holmes, Housing Program Director  
967 Illinois Avenue, PO Box 405  
Bangor, ME 04402-0405  
Tel: (207) 990-9110

### **Presque Isle Area Office**

Thomas J. Stevens, Area Director  
735 Main Street, Suite 1  
Presque Isle, ME 04769-5015  
Tel: (207) 764-4155, Ext. 4

Aroostook, Washington, and  
Northern Penobscot

### **Bangor Area Office**

Raymond S. Roberts III, Area Director  
1423 Broadway, Suite 3  
Bangor, ME 04401-2468  
Tel: (207) 990-3676, Ext. 4

Hancock, Knox, Penobscot,  
Piscataquis, Somerset, and Waldo

### **Lewiston Area Office**

Orman E. Whitcomb, Area Director  
254 Goddard Road  
Lewiston, ME 04240  
Tel: (207) 753-9400, Ext. 200

Androscoggin, Franklin, Kennebec,  
and Oxford

### **Scarborough Area Office**

William F. Bailey, Jr., Area Director  
306 US Route 1, Suite B1  
Scarborough, ME 04074-9774  
Tel: (207) 883-0159, Ext. 4

Cumberland, Lincoln, Sagadahoc,  
and York

**Committed to the future of rural communities**

Rural Development is an Equal Opportunity Lender, Provider, and Employer. Complaints of discrimination should be sent to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, SW, Washington, D. C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD).